099.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,259,700 / 1,259,700
					USE VALUE:	1,259,700 / 1,259,700
					ASSESSED:	1,259,700 / 1,259,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOSLOWSKI THOMAS E
Owner 2:	LIPINSKI JEAN A
Owner 3:	
Street 1:	91 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NIGRO SAMUEL J JR & EILEEN -
Owner 2:	-
Street 1:	91 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,390 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 4065 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12390.000	705,500		554,200	1,259,700
Total Card	0.284	705,500		554,200	1,259,700
Total Parcel	0.284	705,500		554,200	1,259,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.92 | /Parcel: 309.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 64655
GIS Ref:
GIS Ref:
Insp Date: 11/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	705,500	0	12,390.	554,200	1,259,700	1,259,700	Year End Roll	12/18/2019
2019	101	FV	566,000	0	12,390.	554,200	1,120,200	1,120,200	Year End Roll	1/3/2019
2018	101	FV	566,000	0	12,390.	475,000	1,041,000	1,041,000	Year End Roll	12/20/2017
2017	101	FV	566,000	0	12,390.	443,400	1,009,400	1,009,400	Year End Roll	1/3/2017
2016	101	FV	566,000	0	12,390.	380,000	946,000	946,000	Year End	1/4/2016
2015	101	FV	502,200	0	12,390.	340,400	842,600	842,600	Year End Roll	12/11/2014
2014	101	FV	502,200	0	12,390.	315,100	817,300	817,300	Year End Roll	12/16/2013
2013	101	FV	502,200	0	12,390.	300,500	802,700	802,700		12/13/2012

!8042!

PRINT

Date	Time
12/10/20	22:37:57

LAST REV

Date	Time
06/19/19	09:51:14

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8042

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NIGRO SAMUEL J	39498-562		6/10/2003		735,000	No	No		
	13203-401		6/3/1977		60,000	No	No		N

USER DEFINED

Prior Id # 1:	64655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2012	1443	Redo Kit	15,000	C				
9/30/2008	1207	Add Bath	95,000	O		G10	GR FY10	BUILD NEW FAM ROOM
9/22/2008	1173	Demoliti	5,000	C				demo rear porch an

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	MEAS&NOTICE	BS	Barbara S
7/3/2013	Info Fm Prmt	EMK	Ellen K
2/24/2009	Meas/Inspect	163	PATRIOT
10/1/2003	MLS	MM	Mary M
1/12/2000	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
9/13/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12390		Sq. Ft.	Site		0	70.	0.64	4									554,187						554,200	

Total AC/HA: 0.28444 | Total SF/SM: 12390 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 554,187 | Spl Credit | Total: 554,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96866465
Const Adj.:	0.99977547
Adj $ / SQ:	121.056
Other Features:	113425
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	790869
Depreciation:	85414
Depreciated Total:	705455

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

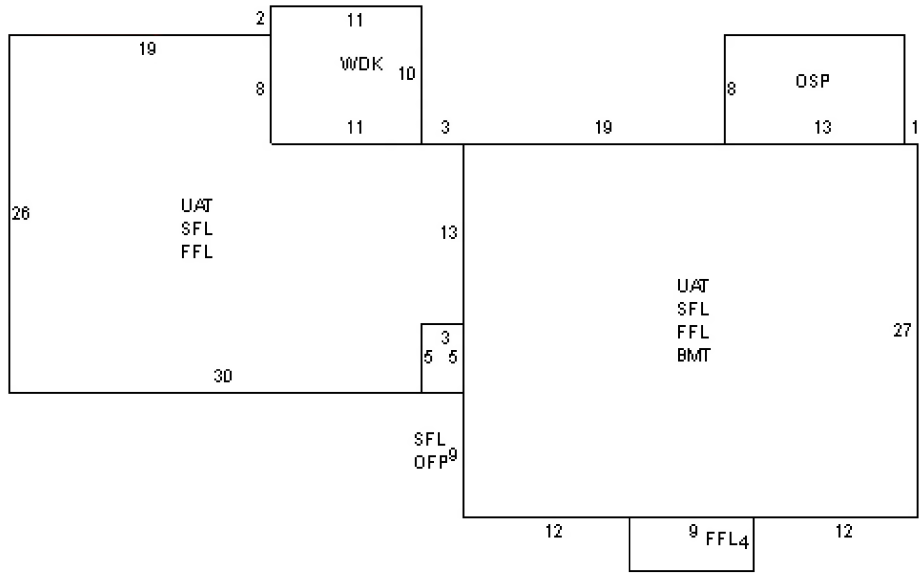
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	161.00
Special Features:	0	Val/Su Net:	146.34
Final Total:	705500	Val/Su SzAd	214.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,658	121.060	200,711
SFL	Second Floor	1,637	121.060	198,169
BMT	Basement	891	58.520	52,137
UAT	Upper Attic	406	59.620	24,176
WDK	Deck	110	15.090	1,660
OSP	Screen Porch	104	35.590	3,702
OFP	Open Porch	15	43.990	660

Net Sketched Area:	4,821			Total:	481,215
Size Ad	3295	Gross Are	6037	FinArea	4065

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	
UAT	100	FLA	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	